

MINUTES

At a meeting of the Town Development Committee held in The Civic Centre, Trowbridge on Tuesday 21st August 2018

Present: Councillors: Bridges (Park), Bryant (Paxcroft), Fuller (Park), Kemp (Central), Palmen (Central) & Whiffen (Grove) (Chair).
Public: 8 Press: 1
Officers: Lance Allan

5506 **APOLOGIES**

- a) Apologies were received from Cllrs Beaver and Bazan.
- b) **RESOLVED** to accept apologies with reasons from the above.

5507 **MINUTES**

RESOLVED to approve as a correct record the Minutes of the Town Development Committee meeting held on Tuesday 24th July 2018.

5508 **DECLARATIONS OF INTEREST**

RESOLVED to note Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Local Government Act 1972 in respect of officers and of the Localism Act 2011 in respect of members: **None**.

5509 **CHAIR'S ANNOUNCEMENTS**

The chair agreed to bring forward consideration of the **18/06893/FUL** which members of the public were to make comments about.

5510 **OPEN FORUM**

Residents of the area close to the former Halve Clinic raised concerns regarding the proposals for the design and extension of the former Halve Clinic through provision of a second floor and a roof terrace, the resulting loss of light and intrusion into neighbouring properties including potential for noise disturbance.

5511 **PLANNING APPLICATIONS – NEW**

The meeting considered applications received from the Development Management (West) Department of Wiltshire Council and **RESOLVED** as follows:

a. **RESOLVED** to note the following: **DELEGATED DECISIONS:**

Application Number: 18/06251/VAR

Site Location: Durlston Hilperton Road Trowbridge Wiltshire BA14 7JJ

Applicant: Mr Micheal Forzarni

Grid Ref: 386973 158631

Applicant Address: The Care House Randalls Way Leatherhead KT22 7TW Surrey

Proposal: Variation of condition 2 to application reference W10/02449/REM to enable alterations to fenestration, addition of summer house and shed

Decision: No objection.

Application Number: 18/06438/FUL

Site Location: 115 D Hilperton Road, Trowbridge, Wilts, BA14 7JJ

Applicant:

Proposal: Conversion of existing summerhouse into an intermediate living accommodation for 1 additional service user with learning disabilities

Decision: No objection.

Application Number: 18/06745/FUL

Site Location: 59 Glebe Road Trowbridge BA14 9JR

Applicant: Mr Toby Cambray

Grid Ref: 384414 157208

Applicant Address: 59 Glebe Road Trowbridge BA14 9JR

Proposal: Replace original single storey out house and conservatory at the rear of the house with a new extension.

Decision: Objection, the existing extension has a pitched roof. The proposed ground floor extension has a flat roof. The town council would have no objection if the new extension had a pitched roof as per the existing.

Application Number: 18/06339/FUL

Site Location: 1 Ragleth Grove, Trowbridge, Wiltshire, BA14 7LE

Proposal: Proposed side extension and bay window in front of bedroom

Decision: No objection.

Application Number: 18/05437/OUT

Site Location: 9-10, Lower Alma Street, Trowbridge, BA14 7EY

Applicant: Mr Toby Little

Proposal: Outline application with some matters reserved for erection of 2 dwellings - access only

Decision: Objection, the applicant relies upon access through private car parks to obtain access to the highway network at Heather Shaw. This cul-de-sac is part of an area of social housing and the car parking area is used as an informal play area by children. Consequently any increase in traffic will add to their danger.

b. Considered applications and RESOLVED as follows.

Application Number: 18/06893/FUL

Site Location: Former Health Clinic The Halve Trowbridge Wiltshire BA14 8SA

Applicant: RN Real Estates Ltd

Grid Ref: 385846 158245

Applicant Address: The Old Bank 46-48 Cardiff Road Llandaff Cardiff Wales CF5 2DT

Proposal: Proposed new second floor with eight number apartments with communal amenity roof terrace, enlargement of ground floor DI Dental Practice in Unit 1 and relocation of Unit 2 within reduced area of Unit 3. New 2 bedroom apartment within existing first floor above relocated Unit 2 and external-works to rear courtyard area with increase car parking spaces

RESOLVED: Objection; the proposed development and in particular the second floor and the roof terrace, by reason of its size, siting, form and location would result in a cramped relationship and sense of overbearing harmful to neighbouring amenity, contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed development cannot accommodate a turning area to allow vehicles to enter and leave the highway in forward gear and it is essential that a turning area is provided. The roof terrace is designed and located such that any noise resulting from residents using the area has the potential to be a significant disturbance to neighbours and will result in over-looking of neighbouring gardens. The proposed development lacks suitable amenity space for its residents.

Application Number: 18/06448/FUL

Site Location: 11 Springfield Park Trowbridge Wilts BA14 7HT

Applicant: Mr Nick Machin

Grid Ref: 386326 158354

Applicant Address: 19 Southwick Road North Bradley Trowbridge BA14 0SH

Proposal: Rear extension and loft conversion

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Initial Date

Application Number: 18/06706/FUL

Site Location: 7 Holbrook Lane Trowbridge Wiltshire BA14 0PT

Applicant: Mr John Lyons Grid Ref: 385407 156594

Applicant Address: 7 Holbrook Lane Trowbridge Wiltshire BA14 0PT

Proposal: Two storey side and rear extension and single storey rear extension

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Application Number: 18/06785/FUL

Site Location: 83 Corbin Road Hilperton BA14 7EN

Applicant: Mr & Mrs D Martin Grid Ref: 386808 158313

Applicant Address: 83 Corbin Road Hilperton BA14 7EN

Proposal: Side extension to enlarge kitchen and front fence over 1m next to highway

RESOLVED: Objection; The proposed fence is inappropriate in an area designed to have open frontages. Insufficient information has been provided to assess any proposals to extend the kitchen.

Application Number: 18/06976/FUL

Site Location: Land Rear Of 39 Innox Road Trowbridge BA14 9AT

Applicant: Mr Jerzy Rabczak Grid Ref: 384944 158018

Applicant Address: 39, Innox Road Trowbridge BA14 9AT

Proposal: Proposed new dwelling

RESOLVED: Objection; The proposed dwelling by reason of its size, siting, form and location would constitute overdevelopment of the site and would be an incongruous and harmful addition, being detrimental to the appearance and character of the surrounding area contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed dwelling by reason of its size, siting, form and location, together with the proposed form of subdivision of the land, would result in a cramped relationship and sense of overbearing harmful to neighbouring amenity, contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

Application Number: 18/07006/FUL

Site Location: 39 Silver Street Lane Trowbridge Wiltshire BA14 0JW

Applicant: Mr Oliver Browning Grid Ref: 385088 156226

Applicant Address: 39 Silver Street Lane Trowbridge Wiltshire BA14 0JW

Proposal: Proposed attached 3 bed 2 storey dwelling

RESOLVED: Objection; The proposed dwelling by reason of its size, siting, form and location would constitute overdevelopment of the site and would be an incongruous and harmful addition, being detrimental to the appearance and character of the surrounding area contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed dwelling by reason of its size, siting, form and location, together with the proposed form of subdivision of the land, would result in a cramped relationship and sense of overbearing harmful to neighbouring amenity, contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

Application Number: 18/07067/FUL

Site Location: 72 Bradley Road Trowbridge BA14 0RA

Applicant: Mr & Mrs F Hammett Grid Ref: 385231 156453

Applicant Address: 72 Bradley Road Trowbridge BA14 0RA

Proposal: Rear Extension

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Initial Date

Application Number: 18/07074/FUL

Site Location: 23 Lynwood Drive Trowbridge Wiltshire BA14 9TU
Applicant: Mr Thomas Nuttall Grid Ref: 384158 158139
Applicant Address: 23 Lynwood Drive Trowbridge Wilts BA14 9TU
Proposal: Proposed single storey extension

RESOLVED: No objection.

Application Number: 18/07223/FUL

Site Location: Bellefield House Hilperton Road Trowbridge Wiltshire BA14 7FP
Applicant: Zircon Software Ltd Grid Ref: 386060 158265
Applicant Address: Bellefield House Hilperton Road Trowbridge Wilts BA14 7FP
Proposal: Change of use of current storage room to office space and additional windows and exterior door to be inserted.

RESOLVED: No objection.

Application Number: 18/03484/FUL

Site Location: 5 Turnstile Walk Trowbridge Wiltshire BA14 0NA
Applicant: Mr A Kocimski
Grid Ref: 385391 157278
Applicant Address: 5 Turnstile Walk Trowbridge Wiltshire BA14 0NA
Proposal: Erection of fence including gate

RESOLVED: Objection; the proposed fencing is incongruous and out of keeping with the existing design of fencing and hedgerows in the neighbouring houses.

Application Number: 18/04688/FUL

Site Location: 7 Warbler Close Trowbridge Wilts BA14 9TY
Applicant: Mr Darrell Allsworth Grid Ref: 384539 157766
Applicant Address: 7 Warbler Close Trowbridge Wilts BA14 9TY
Proposal: Erect a single pre-fab garage

RESOLVED: Objection; the design of garage is not in keeping with the existing house or other garages in the area and is in a prominent position alongside the brook.

Application Number: 18/07028/VAR

Site Location: 41 Victoria Road Trowbridge Wiltshire BA14 7LH
Applicant: Mr Andrew Huxham Grid Ref: 386436 159088
Applicant Address: 41 Victoria Road Trowbridge Wiltshire BA14 7LH
Proposal: Variation of Condition 2 of 17/07804/FUL to revise design of proposed garden room

RESOLVED: No objection

Application Number: 18/07145/FUL

Site Location: 9 Roundstone Street Trowbridge Wilts BA14 8DL
Applicant: Miss Lisa Carter Grid Ref: 385901 158071
Applicant Address: 6 Heather Close Westbury BA13 3HZ

Proposal: Change of use from a retail pet shop (A1) to Beauty Salon (Sui generis)

RESOLVED: No objection

Application Number: 18/07159/FUL

Site Location: 26 Melton Road Trowbridge Wiltshire BA14 8NQ
Applicant: Mr A Dove Grid Ref: 385359 158662
Applicant Address: 26 Melton Road Trowbridge BA14 8NQ
Proposal: Single storey extensions the house and garage.

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Initial Date

Application Number: 18/07332/FUL

Site Location: 37 Barons Crescent Trowbridge Wiltshire BA14 7FU

Applicant: Purdie and Vickers Grid Ref: 387087 157723

Applicant Address: 37 Barons Crescent Trowbridge Wiltshire BA14 7FU

Proposal: First Floor Garage Extension and Internal Alterations.

RESOLVED: No objection

Application Number: 18/07336/FUL

Site Location: 2 Smithywell Close Trowbridge BA14 7DP

Applicant: Mr Shaun Rowe Grid Ref: 386766 157932

Applicant Address: 12A Frome Road Southwick Trowbridge BA14 9QD

Proposal: Conversion of garage to form granny annex and new driveway access and parking to the front.

RESOLVED: Objection; The proposed dwelling by reason of its siting, form and location would constitute overdevelopment of the site and would be an incongruous and harmful addition, being detrimental to the appearance and character of the surrounding area contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed dwelling by reason of its siting, form and location, together with the proposed form of subdivision of the land, would result in a cramped relationship contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

Application Number: 18/07391/FUL

Site Location: Land off Shails Lane Trowbridge BA14 8LN

Applicant: Mr David Wyatt Grid Ref: 385311 158313

Applicant Address: 13 Silver Street Silver Street Trowbridge BA14 8LN

Proposal: Proposed development of two, one bedroom flats

RESOLVED: Objection; The proposed dwelling by reason of its size, siting, form and location would constitute overdevelopment of the site and would be an incongruous and harmful addition, being detrimental to the appearance and character of the surrounding area contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015. The proposed dwelling by reason of its size, siting, form and location, together with the proposed form of subdivision of the land, would result in a cramped relationship and sense of overbearing harmful to neighbouring amenity, contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

Application Number: 18/04533/LBC

Site Location: Directors House 67-68 Fore Street Trowbridge BA14 8HQ

Applicant: Mr Steve Bygrave Grid Ref: 385494 158058

Applicant Address: 79 Chantry Gardens Southwick BA149QS Wiltshire

Proposal: Additional staircase balustrading to second floor landing

RESOLVED: Objection; The proposed additional barrier is not in keeping with the original and results in an ugly compromise. It would be preferable to lift the whole of the existing balustrade at this level with the addition of a length of timber beneath the existing balustrade.

Application Number: 18/07146/FUL & 18/07355/LBC

Site Location: 11 Ethendune Court Hilperton Road Trowbridge BA14 7JN

Applicant: Mr & Mrs Alfred Mujaj Grid Ref: 386318 158309

Applicant Address: c/o 28 Southleigh Southleigh Bradford On Avon BA15 2EQ

Proposal: Conversion of existing 2 bed flat and adjoining disused stores to form 2 1 bed flats

RESOLVED: No objection.

Initial Date

Application Number: 18/07617/FUL

Site Location: 18 Furlong Gardens Trowbridge Wiltshire BA14 7HB

Applicant: Mr & Mrs Fryer Grid Ref: 386273 158122

Applicant Address: 18 Furlong Gardens Trowbridge Wiltshire BA14 7HB

Proposal: Proposed front porch.

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Application Number: 18/07662/FUL

Site Location: 95 St Thomas Road Trowbridge Wiltshire BA14 8SP

Applicant: Mr Martin Bamford Grid Ref: 386340 158560

Applicant Address: 95 St Thomas Road Trowbridge Wiltshire BA14 8SP

Proposal: Side and rear extensions to chalet bungalow.

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Application Number: 18/07668/FUL

Site Location: 5 Stancomb Avenue Trowbridge BA14 7HS

Applicant: Mr & Mrs Wilton Grid Ref: 386165 158310

Applicant Address: 5, Stancomb Avenue Trowbridge BA14 7HS

Proposal: Removal of existing extension and replacement with new single storey extension.

RESOLVED: No objection, subject to no significant adverse impact on neighbour amenity.

Application Number: 18/07769/FUL

Site Location: 44 Clarendon Avenue Trowbridge Wiltshire BA14 7BN

Applicant: Mr M Eyre Grid Ref: 386296 157673

Applicant Address: 44 Clarendon Avenue Trowbridge Wiltshire BA14 7BN

Proposal: Proposed two bed starter dwelling (resubmission of 14/04403/FUL)

RESOLVED: Objection; The proposal by reason of its design, layout, scale, bulk and mass would constitute overdevelopment of the site that would be incongruous in appearance and fail to respect the character and rhythm of the street scene; and would therefore be significantly harmful to the character of the area and the quality of the surrounding architecture contrary to Core Policy 57 of the Wiltshire Core Strategy, as adopted 2015.

5512 PLANNING APPLICATIONS – DEFERRED

None.

5513 PLANNING APPLICATIONS – REVISED

Application Ref: 17/12509/FUL

Proposal: Provision for 113 residential houses comprising a mix of 1,2,3 & 4 bedroom units of both open market and affordable dwellings, and associated infrastructure including roads / footpaths, bridge, cycleway, garages and substation and bat mitigation area.

At: Land SE of Southview Park, Trowbridge, Wiltshire

Assigned Officer: Steven Sims Direct Line: 01225 770238

Comments to be received by: 04 September 2018

Initial Date

RESOLVED: OBJECTION; a. The proposal is for a level of development which would be so significant as to have a detrimental impact upon the access route along Toucan Street and therefore residents of Southview Park, such that it would be unacceptable. The proposal to include a link to the remaining Ashton Park estate is preferable, but to include a link via Toucan Street as either the only access until such time as the link to Ashton park is open or even after this time as a n alternative to the link through Ashton Park is unacceptable.

b. The potential knock-on impact on the other roads in Southview Park would also be unacceptable without measures to limit through traffic.

c. Core Policy 60 of the Wiltshire Core Strategy requires Wiltshire Council to use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. The proposed development fails to provide a comprehensive 3 metre wide segregated pedestrian and cycle route connecting through to the Major Ashton Park development at the north-west corner of the development. The proposed 2 metre wide provision for pedestrians and cyclists along the north-east boundary is unsatisfactory, inconvenient for users, and would therefore be contrary to the aims of Core Policy 60 of the WCS.

d. Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy states that Master-plans will be developed for each strategically important site in partnership between the local community, local planning authority and the developer, to be approved by the council as part of the planning application process. Core Policy 29 (Spatial Strategy for the Trowbridge Community Area) states that the strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer. The proposal plans do not provide for integration with a Master Plan for the Ashton Park Urban Extension and are therefore contrary Core Policies 2 and 29 of the WCS. No consultation has taken place with the local community and no evidence has been provided of joint master-planning with the other developer.

e. The proposed Bat Mitigation Land appears to be anything but. Surely a strip of land along flight routes, either alongside the byway to the eastern side of the site or along the brook to the western side of the site would be preferable to the proposed rectangular plot!

f. No provision has been made for a safe off-road link from the development to the LEAP in Southview Park either through a pedestrian route from the proposed road access bridge to the LEAP on the west side or a footbridge to the north of the development across the brook. This would be detrimental to the safety of residents wishing to access the most local play area. Residents would be tempted to provide unsafe ad-hoc crossings of the brook resulting in potential accidents and harm to wildlife.

g. If Wiltshire Council is minded to approve this application then Trowbridge Town Council would request that a condition is imposed which requires all construction traffic to access the site via an alternative access, details of which should be provided to and for approval by Wiltshire Council. The Town Council would suggest that Drynham Lane, given the inadequate nature of roads to reach the railway bridge, the restricted height of the railway bridge and the inadequate nature of Drynham Lane to the North of the railway bridge, means that Drynham Lane would also be unacceptable as a means of access for construction traffic. The only likely solution therefore would be that construction traffic should access the site via the Major Ashton Park development and that therefore this should also be used as the permanent access to the site for motor vehicles, eliminating the need for a road bridge to access the site from Southview Park.

Initial Date

5514 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS

RESOLVED to note the significant decisions of Wiltshire Council:

Application Number: I8/05006/FUL

Site Location: ALDI Store Bradley Road Trowbridge BA14 0QT

Proposal: New external plant and associated plant enclosure (retrospective)

Decision: Approve with Conditions **Decision Date: 03/08/2018**

TTC Observation: OBJECTION.

Application Number: I8/05203/TPO

Site Location: 3 Coppice Wood West Ashton Road Trowbridge Wiltshire BA14 6DN

Proposal: Reduce Lateral Branches of 2 Ash Trees Back to the Boundary, Reduce Lower Lateral Branch of Oak tree Back to the Boundary and Reduce the Main Upper Lateral by 50%, Reduce Hawthorn Back to the Boundary,

Decision: Approve with Conditions **Decision Date: 31/07/2018**

TTC Observation: OBJECTION.

5515 PLANNING APPLICATIONS - APPEALS

RESOLVED to note.

To consider the following appeals received from Wiltshire Council:

I8/02366/FUL

APPELLANTS NAME: Mr Jeff Arundell

APPEAL SITE: 98 Bradley Road, Trowbridge, BA14 0RB

PROPOSED DEVELOPMENT: Proposed extension with external alterations to an existing building which has consent for Change of Use from a shop into a dwelling.

INSPECTORATE REFERENCE: APP/Y3940/W/I8/3202066

APPEAL START DATE: 25 July 2018

An appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure. If you wish you are now able to make written comments on the proposal. These should be sent in triplicate direct to the Planning Inspectorate, Room 3C Kite Wing, 2 The Square, Temple Quay House. Bristol BS1 6PN, quoting the Inspectorate reference, and should be received within 5 weeks of the start date above.

TTC Original Observation: Objection. The proposal results in a significant intensification of the site and does not satisfactorily provide for the entry and exit of vehicles in forward gear such that the parking arrangements are unacceptable. The scale, mass and design of the extension is overly dominant and incongruous relative to other properties in the area and will have a significant impact on the residents of neighbouring properties.

5516 ENFORCEMENT & OTHER MATTERS

None.

5517 ROAD CLOSURES

RESOLVED to note:

Temporary Closure of: B3106 Islington and The Down (Part), (Ref: TTRO 5512).

Temporary Closure of: Westbourne Gardens, Trowbridge (ref: TTRO 5507)

Temporary Closure of: B3106 Stallard Street (Part) / Town Bridge, B3106 Hill Street, B3106 Shails Lane (Part) and Back Street, Trowbridge (Ref: TTRO 5504)

Trowbridge Town Council

Working with the Community

Town Development Minutes 21st August

Initial Date

Temporary Closure of: Footpath 51, Trowbridge (Ref: TTRO 5541)

5518 CORRESPONDENCE

a. Matters relating to trees at Trowbridge Lodge Park. No further correspondence.

5519 DATE OF NEXT MEETING

Tuesday 11th September 2018. To be held in the Pitman Room, The Civic Centre, St Stephen's Place, Trowbridge at 19.00.

Meeting ended at 20:25

To all other members of the council for information.

Signature.....

Date.....